

Fairfield Train Station Specific Plan

Study Session

City Council Meeting
June 7, 2011

Ron Rowland, Project Manager

Prior City Council Actions

November 2008

- Awarded contract to AECOM to prepare EIR & Specific Plan

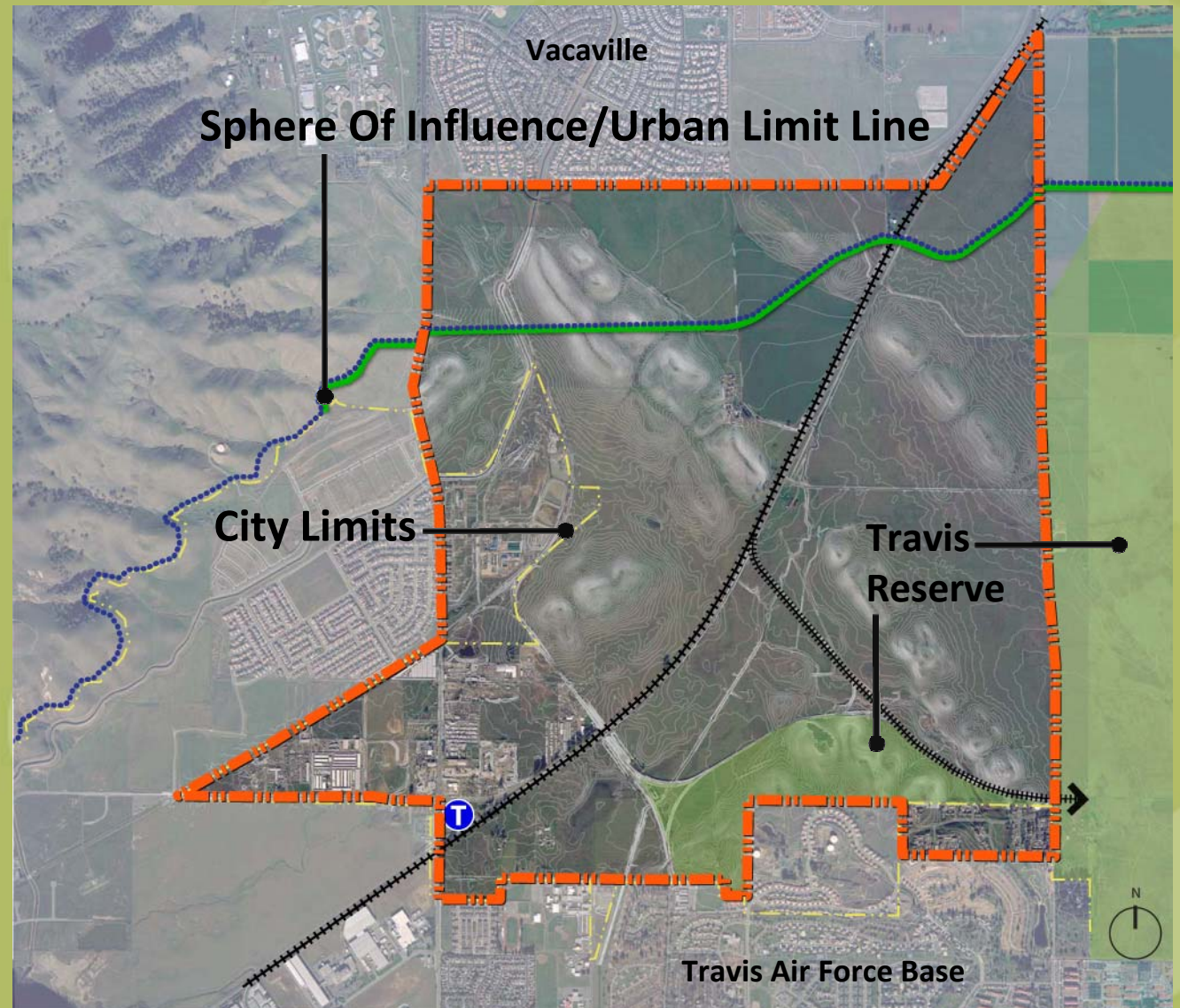
April 2009

- Directed staff to proceed with EIR & Specific Plan
- Approved Guiding Principles

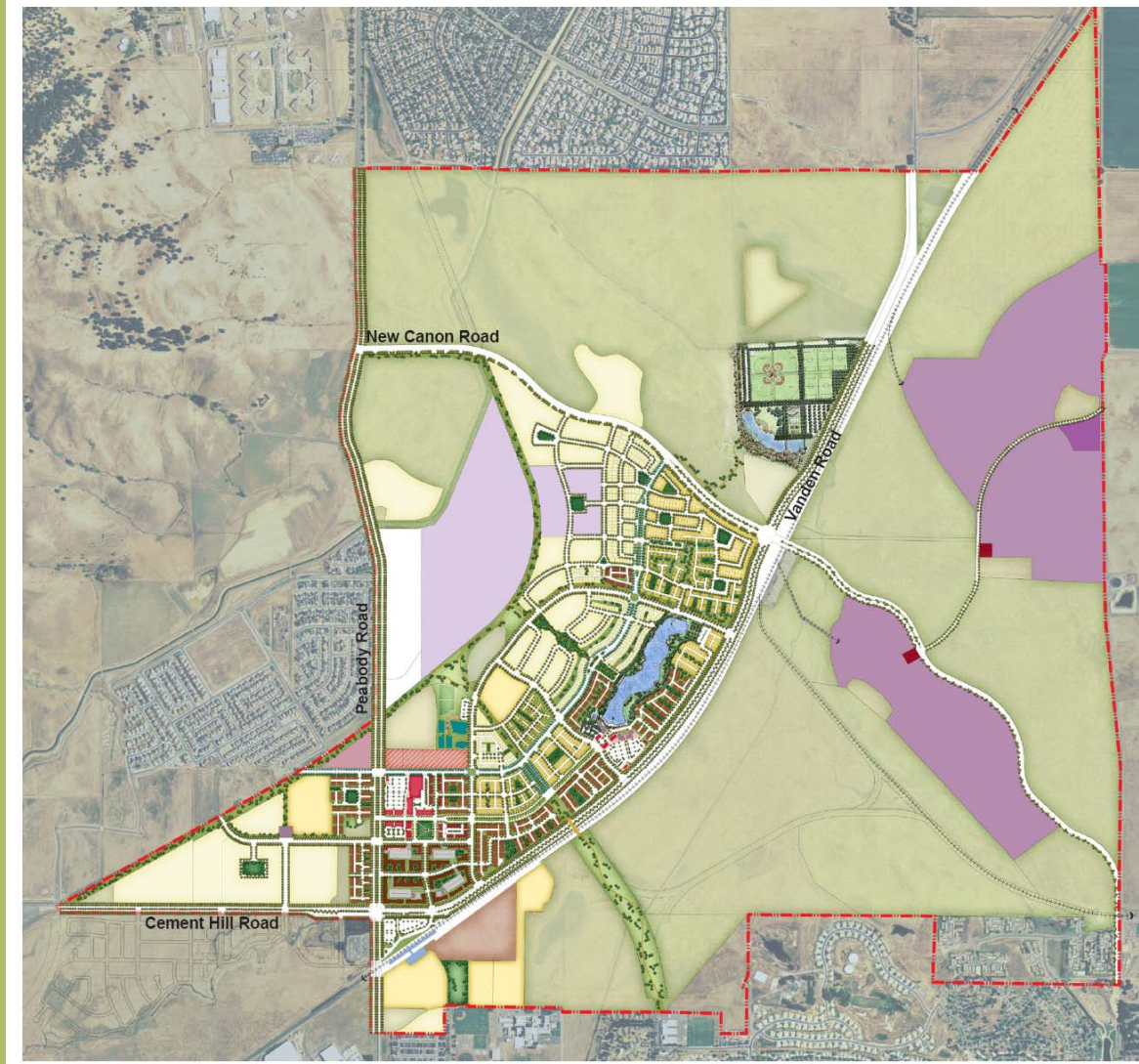
April 2010

- Approved Preliminary Land Plan
- Approved non-binding MOU with Canon Station

Study Area Boundary



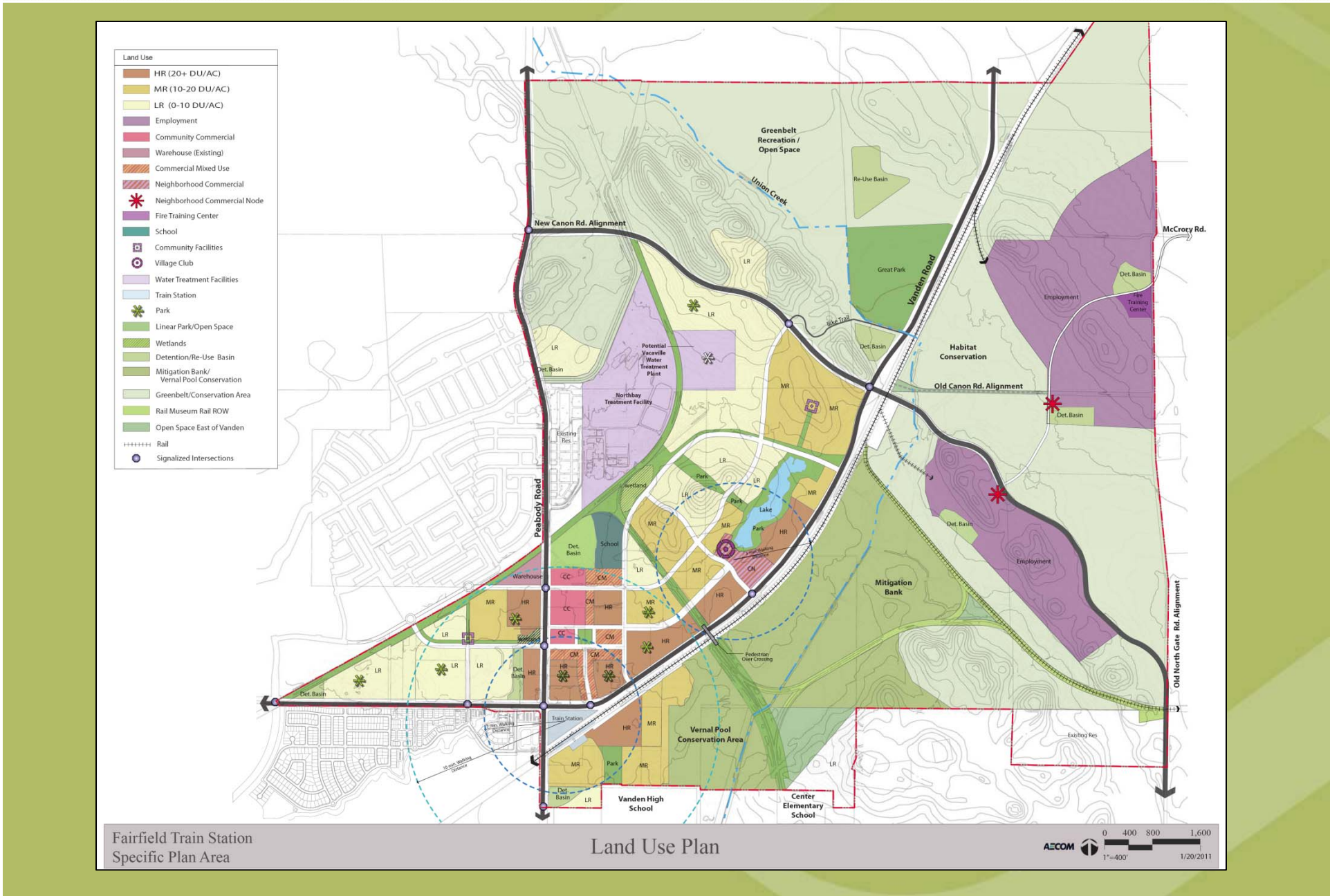
Conceptual Illustrative Plan



Summary Land Use Table

	Acreage	Dwelling Units (DU)	Square Footage
RESIDENTIAL	503	6,800	
EMPLOYMENT	344		4,962,000
PARKS / OPEN SPACE	1,691		
Other (roads, utilities, etc.)	434		
<i>Total:</i>	2,972		

Land Use Plan



Town Center District



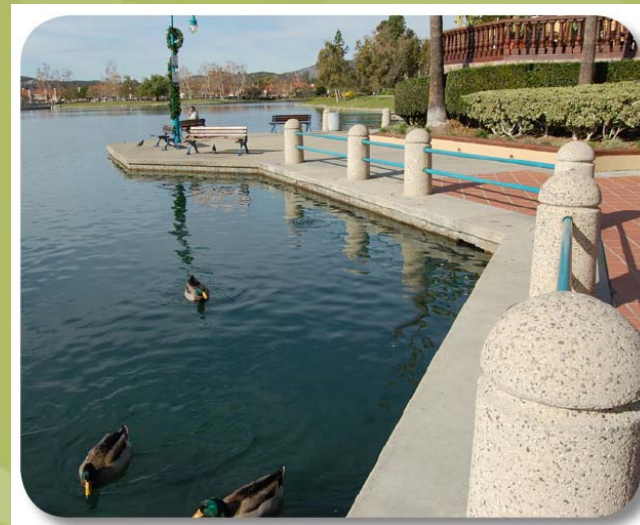
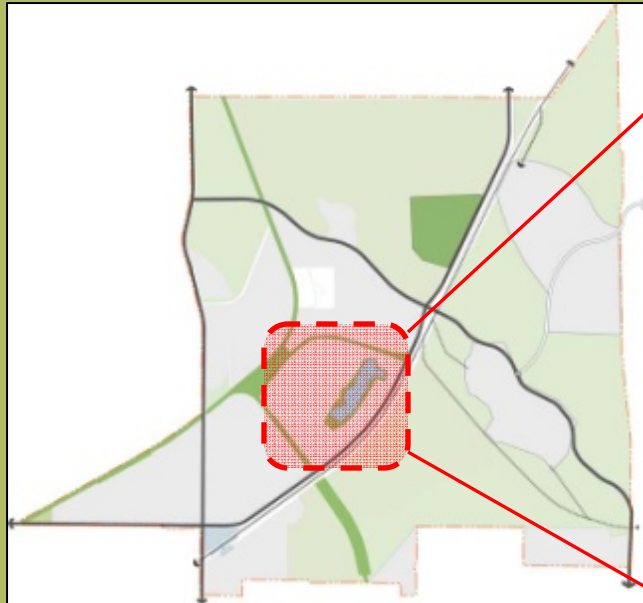
Town Square



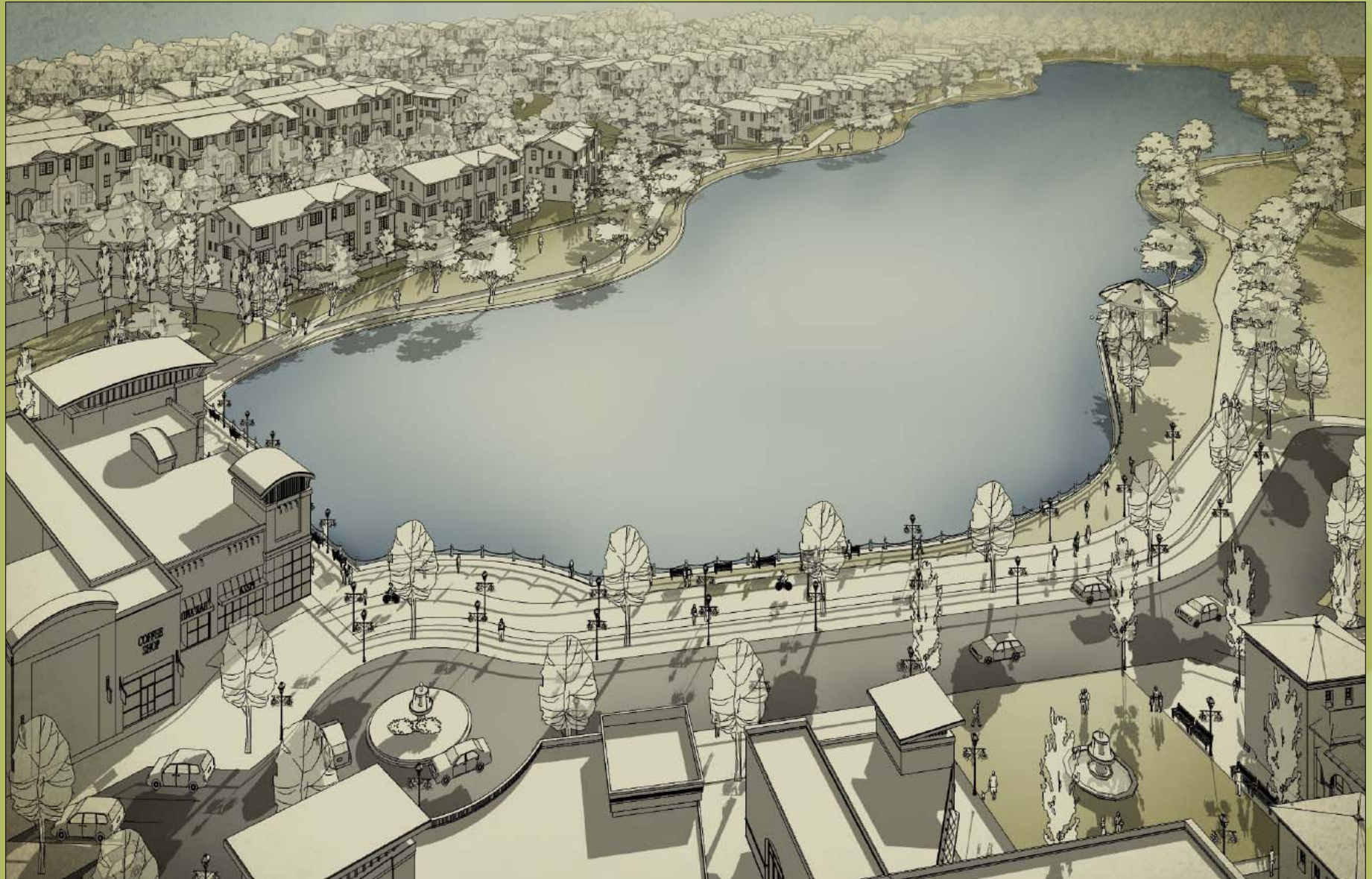
Main Street



Lake District



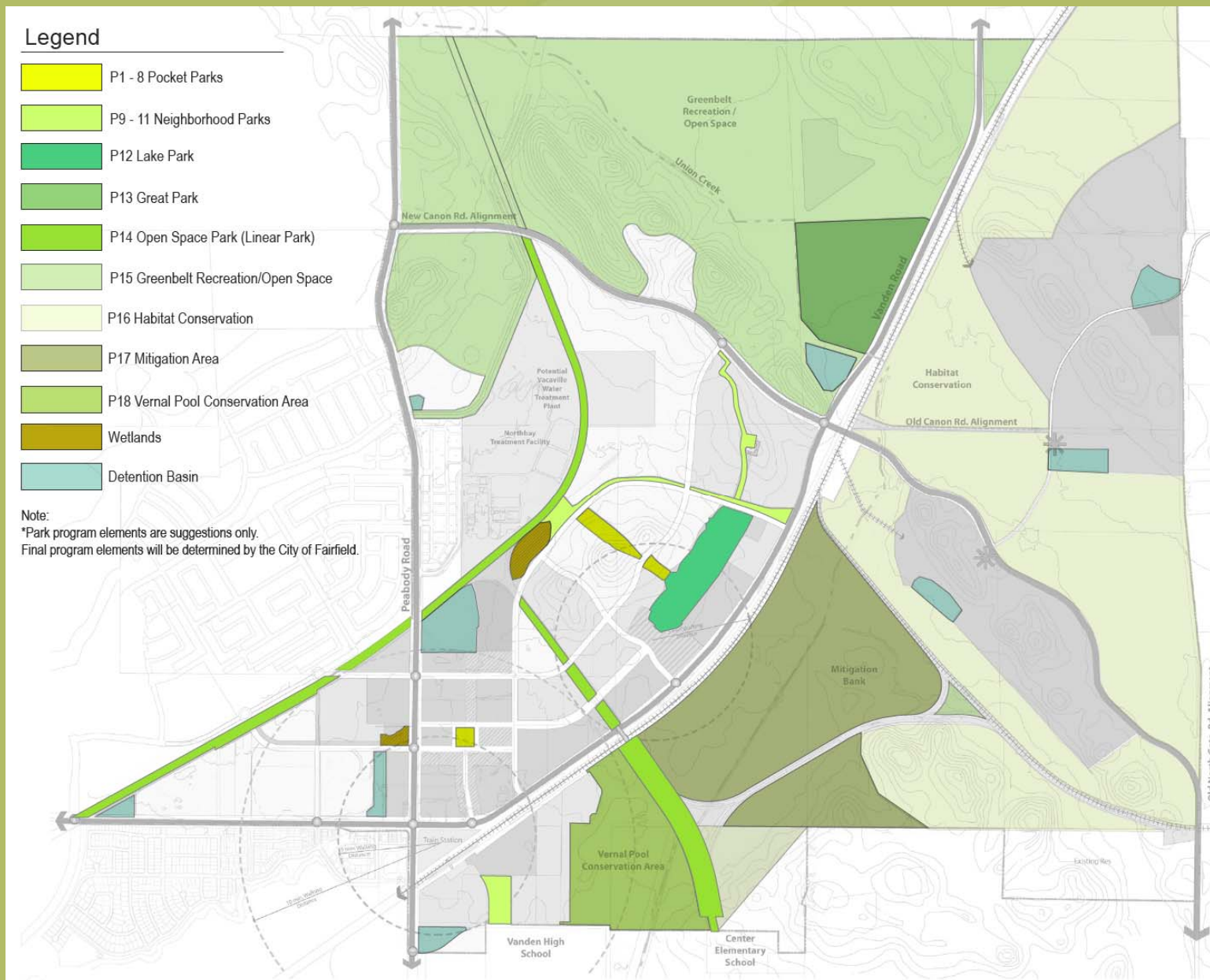
Lake Park Setting



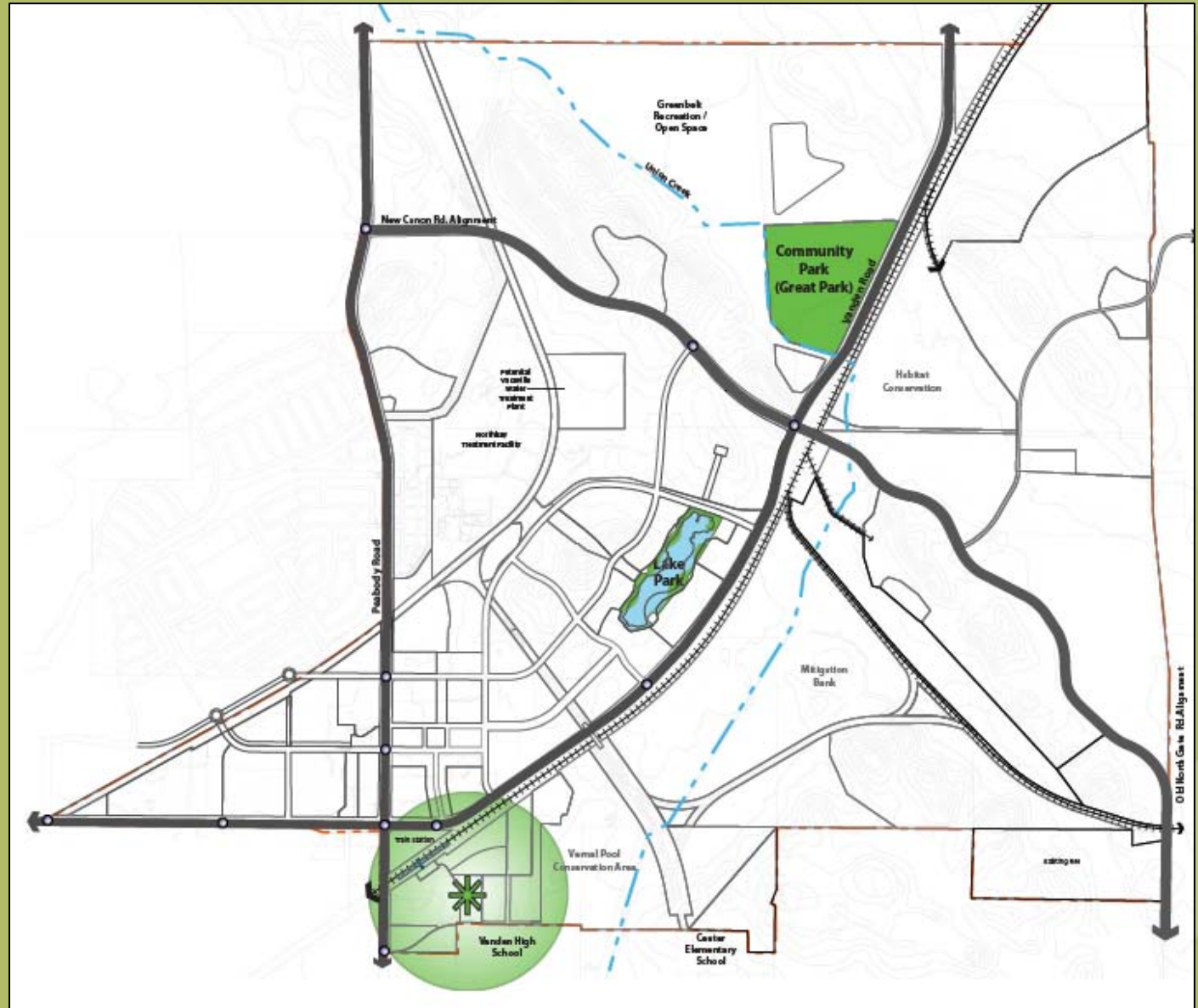
View Across Lake to Village Core



Open Space Diagram



Public Parks



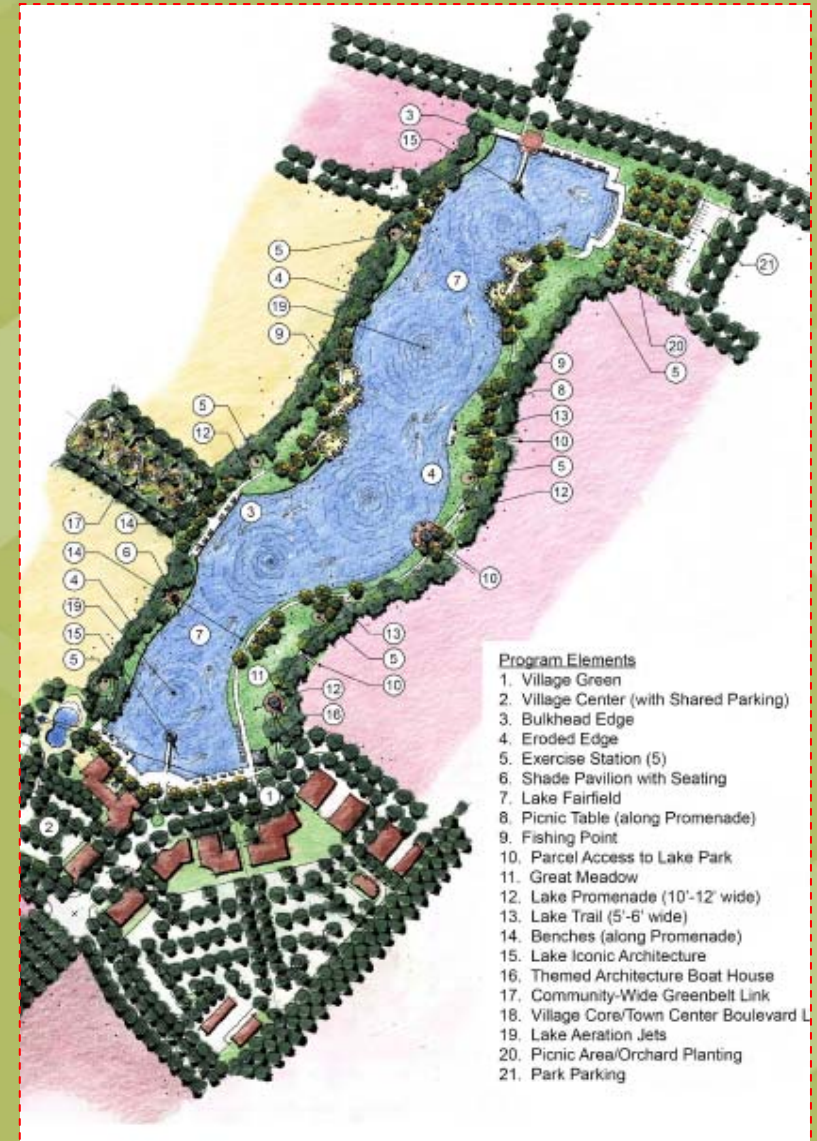
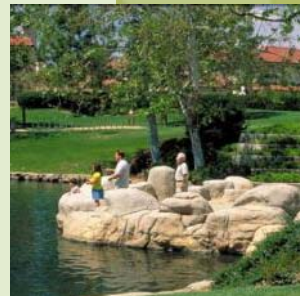
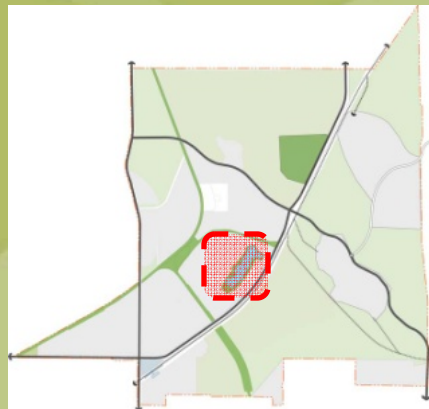
Lake Park Illustrative Plan

Key Attributes:

1. Approx. 20 acres

2. Amenities include:

- Village Green/Center
- Shade Pavillion w/ Seating
- Circle Lake Path w/ Green (50' min)
- Fishing Point
- Great Meadow
- Benches/Picnic Tables
- Exercise Stations
- Iconic Architecture
- Lake Observation Deck
- Parking



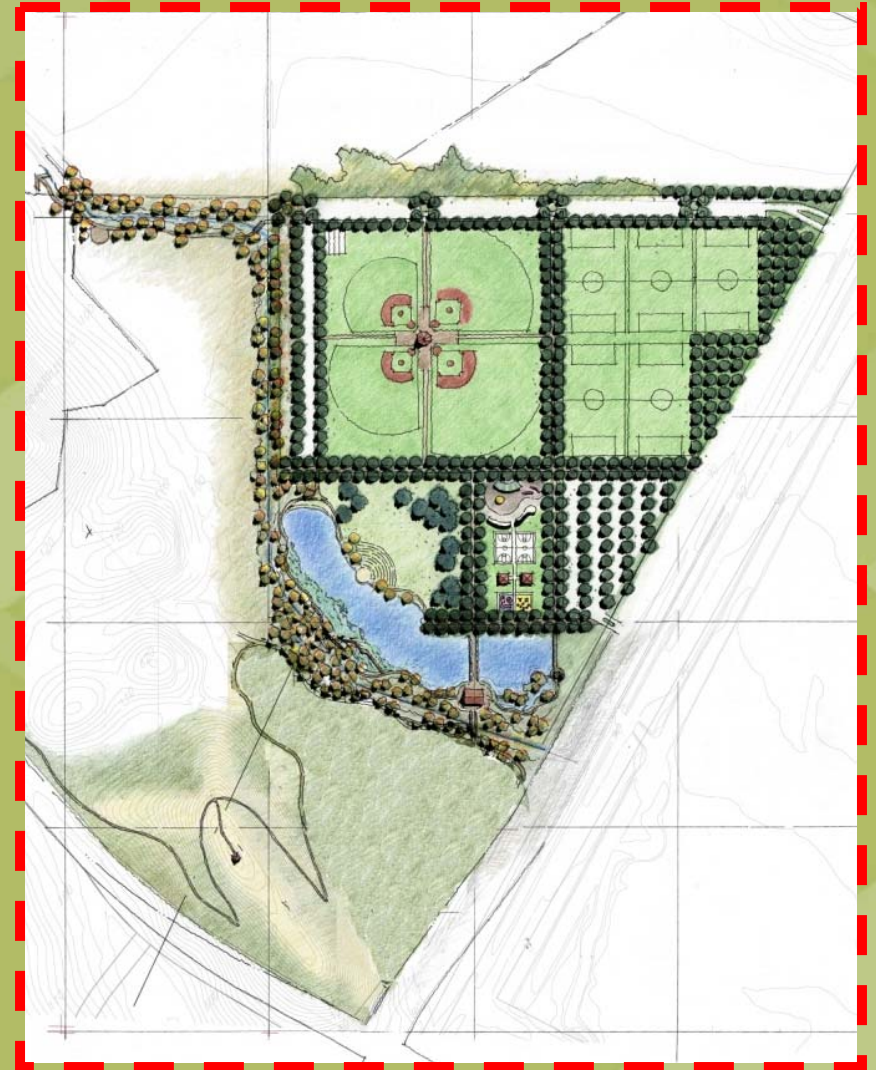
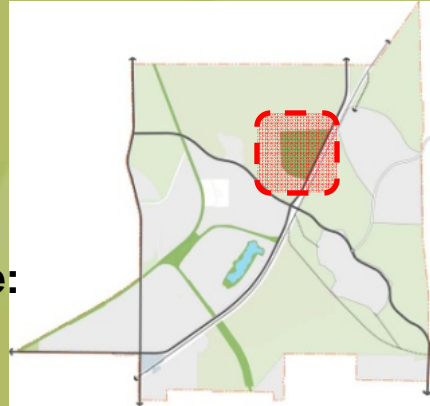
Great Park Illustrative Plan

Key Attributes:

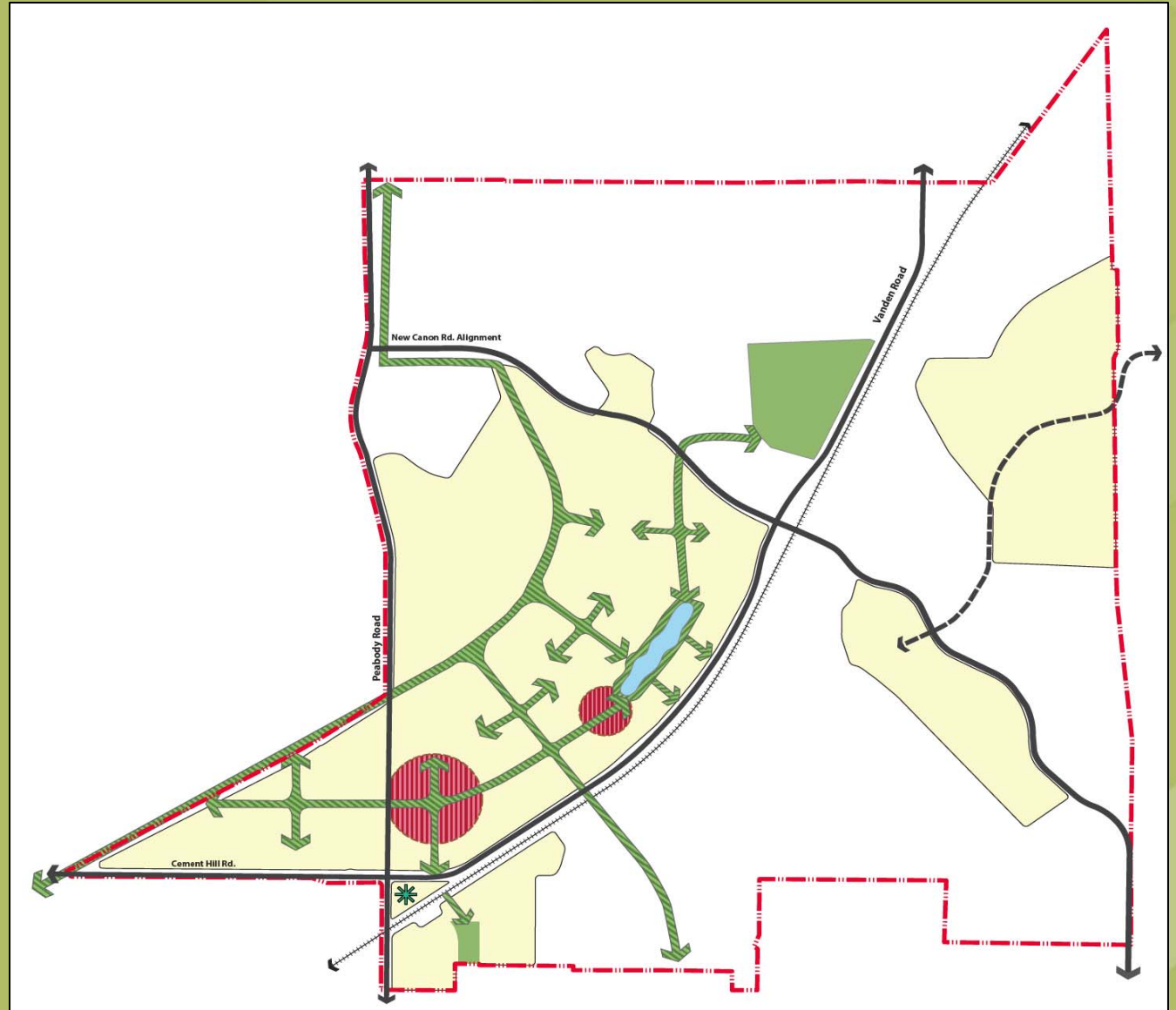
1. Approx. 50 Acres

2. Amenities may include:

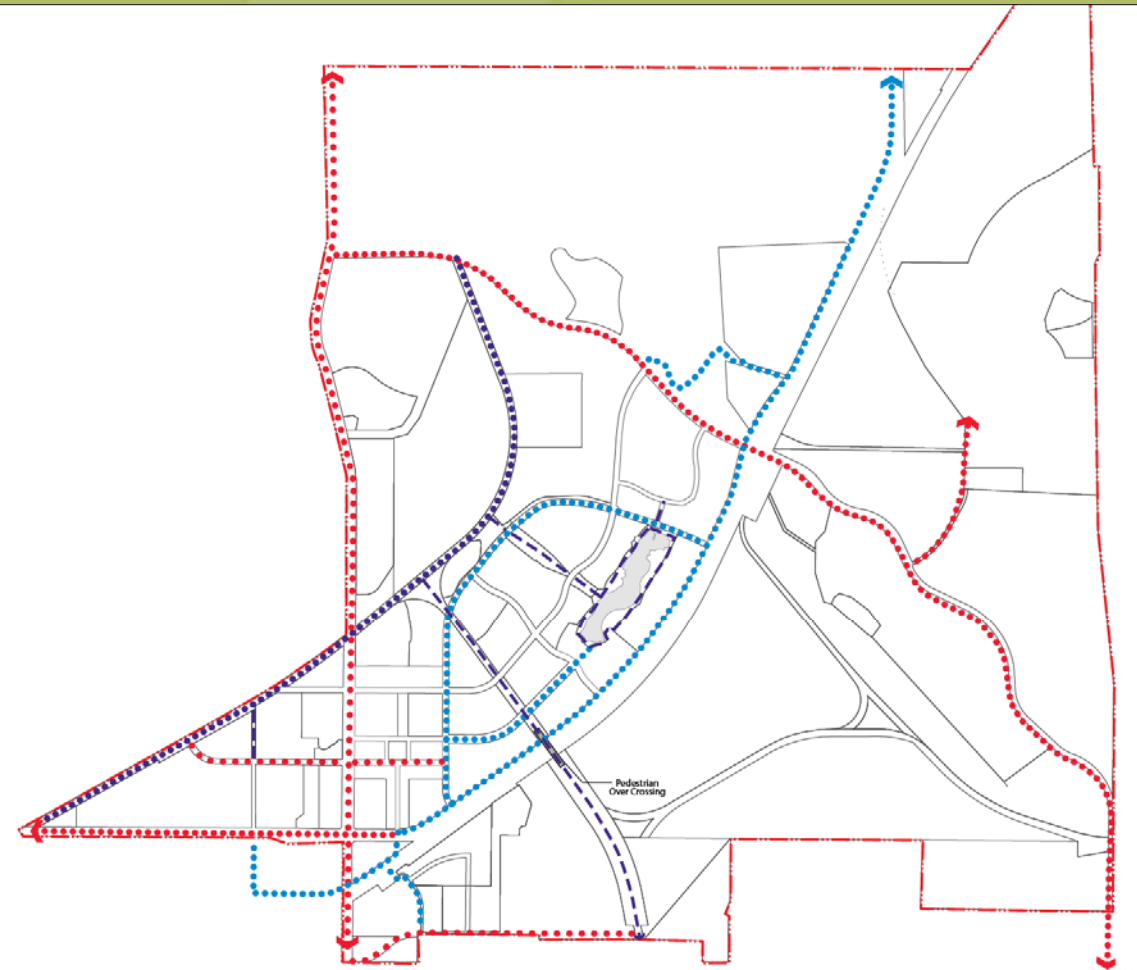
- Sports Fields
- Skate Park
- Picnic Area
- Concession/Restroom
- Tot Lots
- Climbing Wall
- Great Lawn
- Amphitheater
- Jogging Trail
- Restored Union Creek
- Wetlands and Bog
- Airplane Hill Look-out
- Lake
- Fishing Island
- Parking
- Bridge
- Orchard



Linear Park and Trails



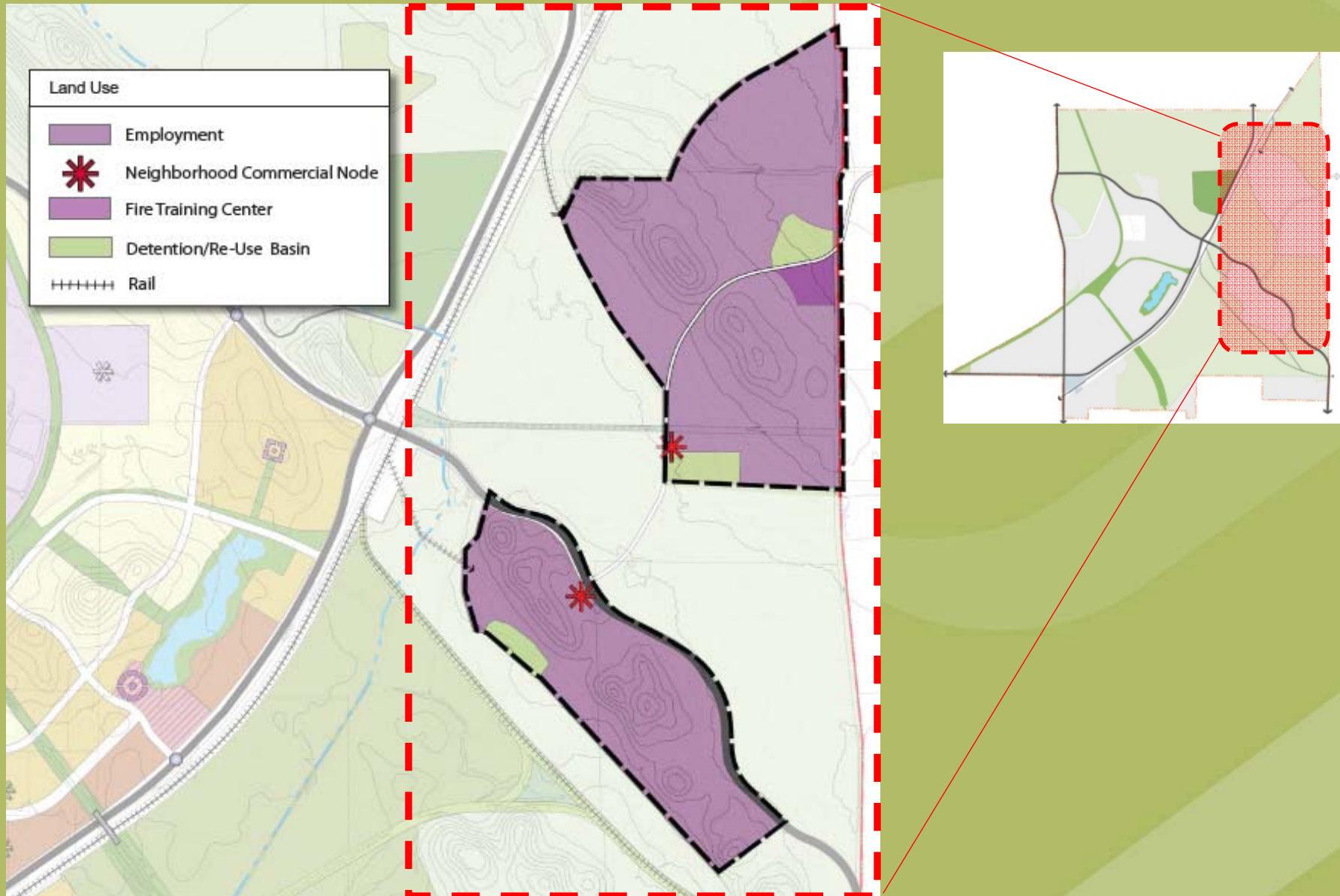
Pedestrian and Bicycle Network



Legend

- On-Street Bike Path
- Off-Street Bike Path
- Class 1 Bike Trail
- Multi-Use Trail

Industrial District



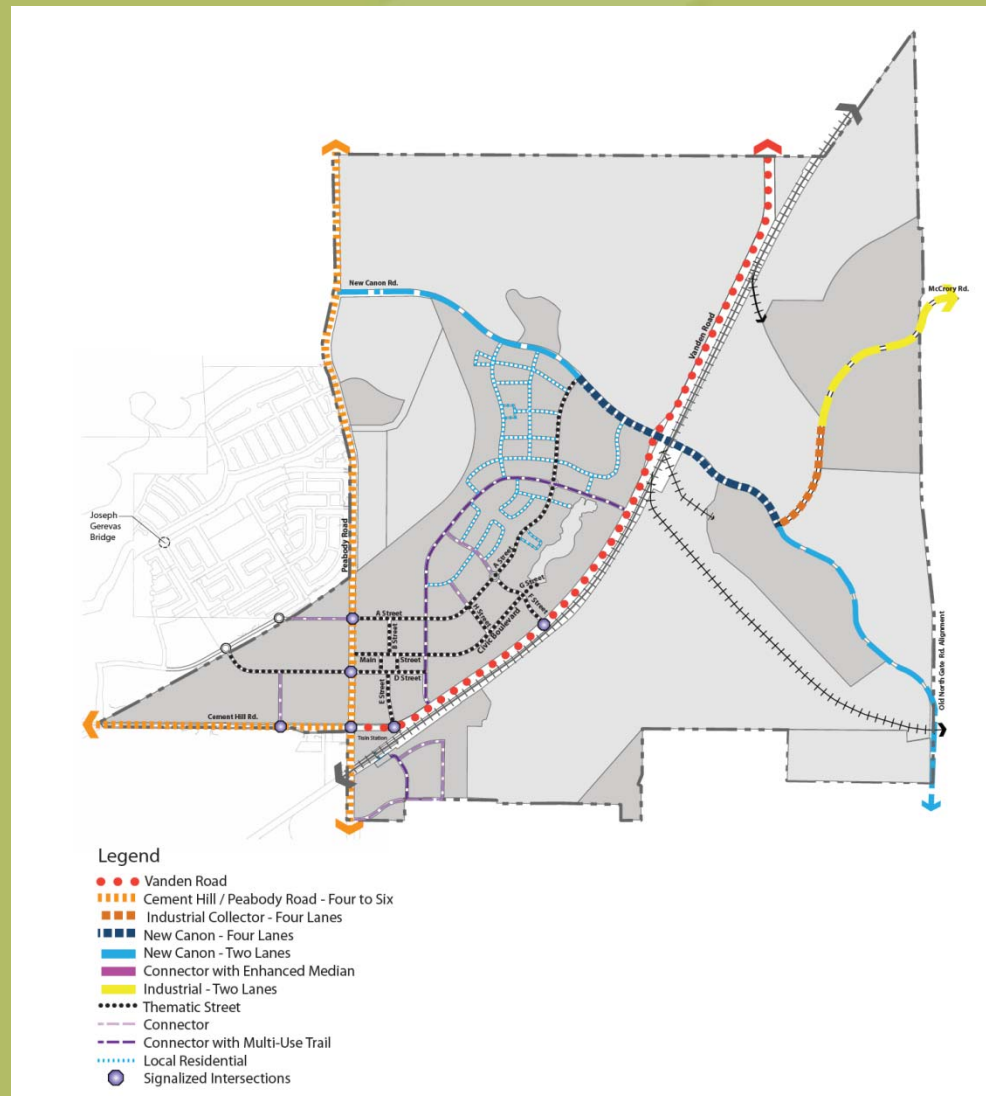
Residential Densities

- Three Residential density categories:

<u>Category</u>	<u>Range</u>	<u>Target</u>
RL	4-10 du/ac	7 du/ac
RM	10-20 du/ac	14 du/ac
RH	20-50 du/ac	28 du/ac

- Each property has right to build at the target density. If everyone builds to the target, result will be 6,800 units
- Each density range has a “floor” (minimum density) and “ceiling” (maximum density).

Specific Plan Road Network

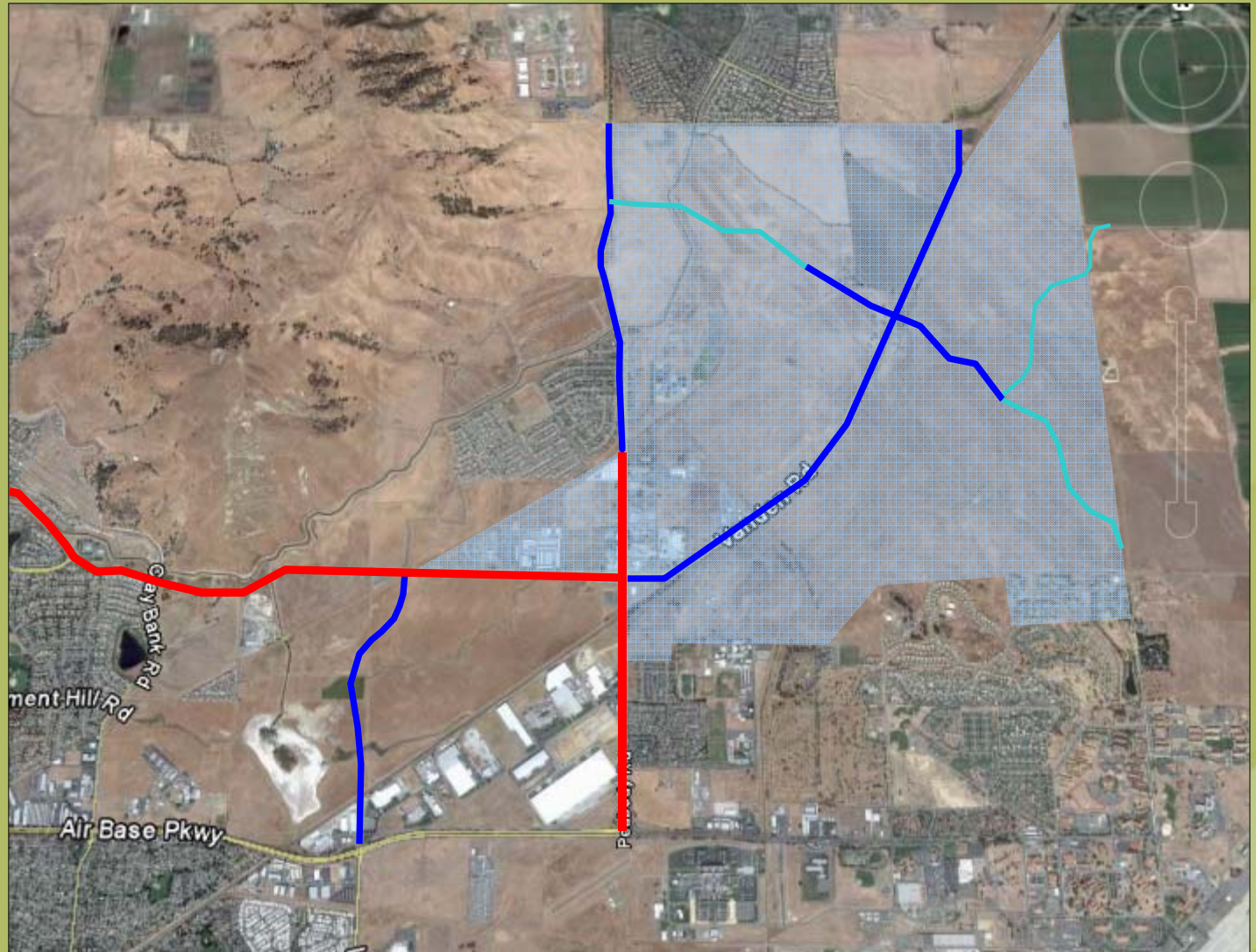


Backbone Infrastructure – Roads & Linear Park

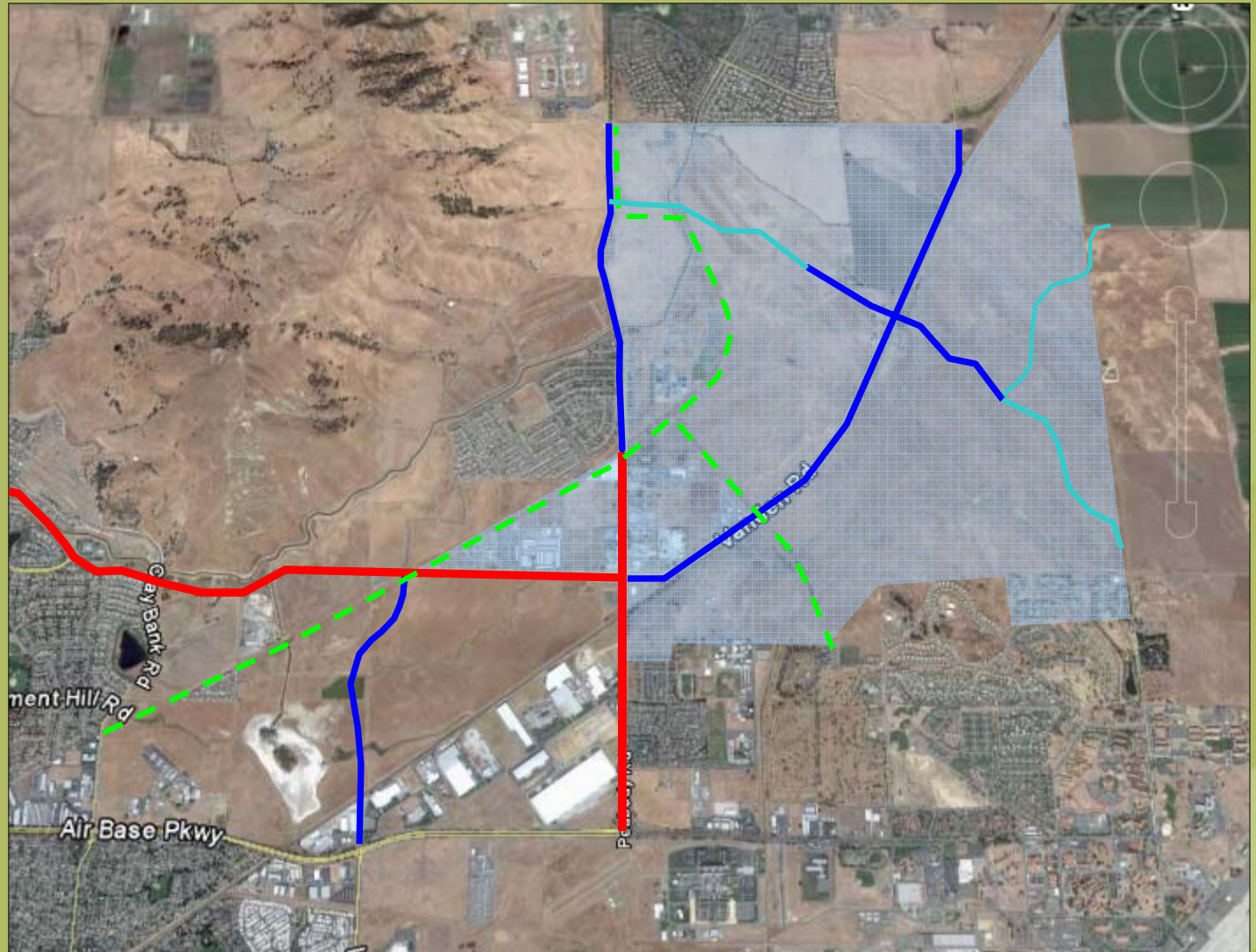
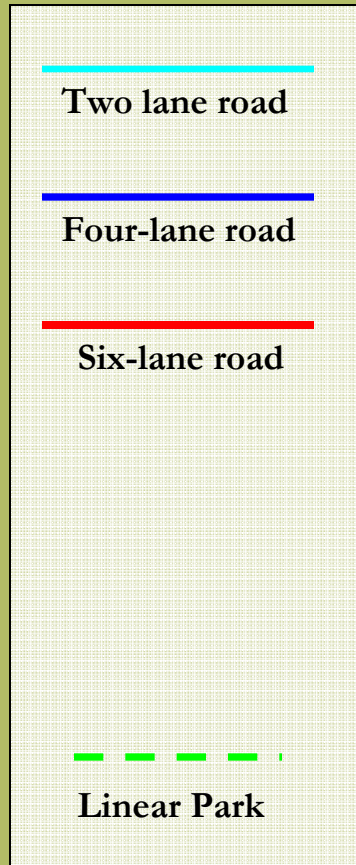
Two lane road

Four-lane road

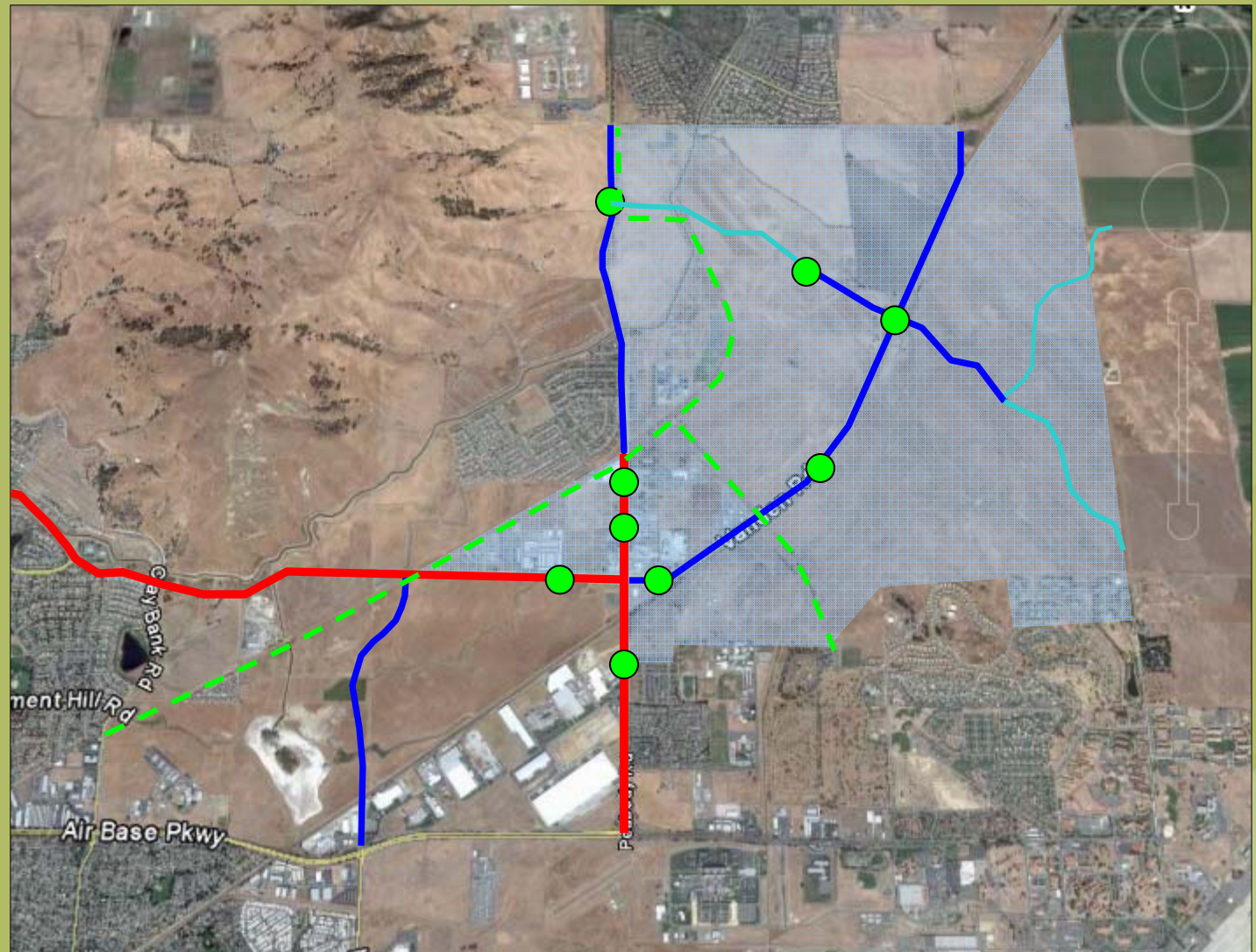
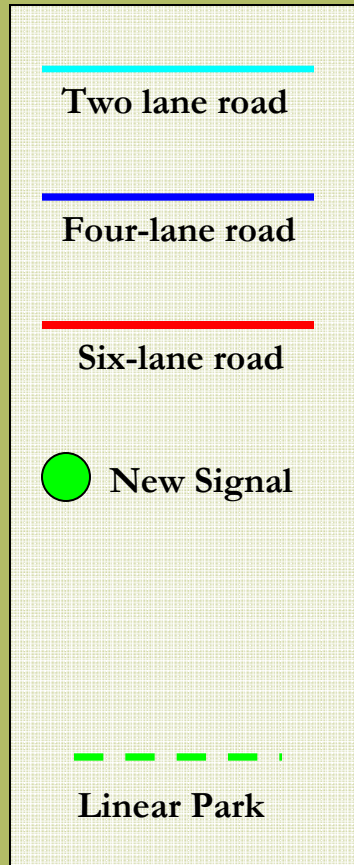
Six-lane road



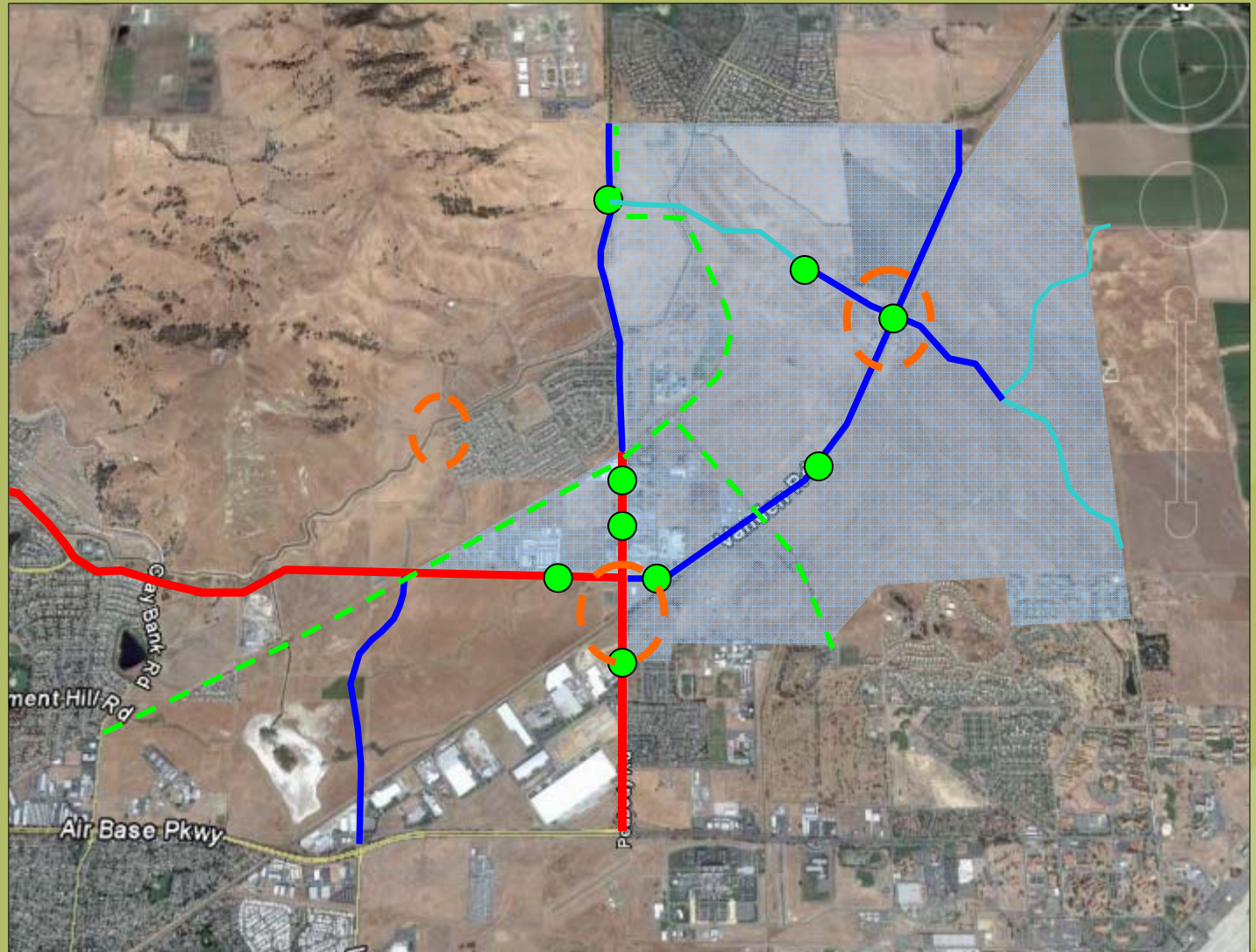
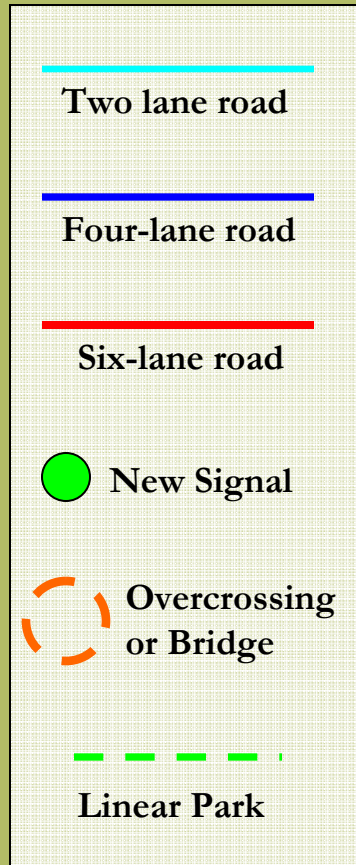
Backbone Infrastructure – Roads & Linear Park



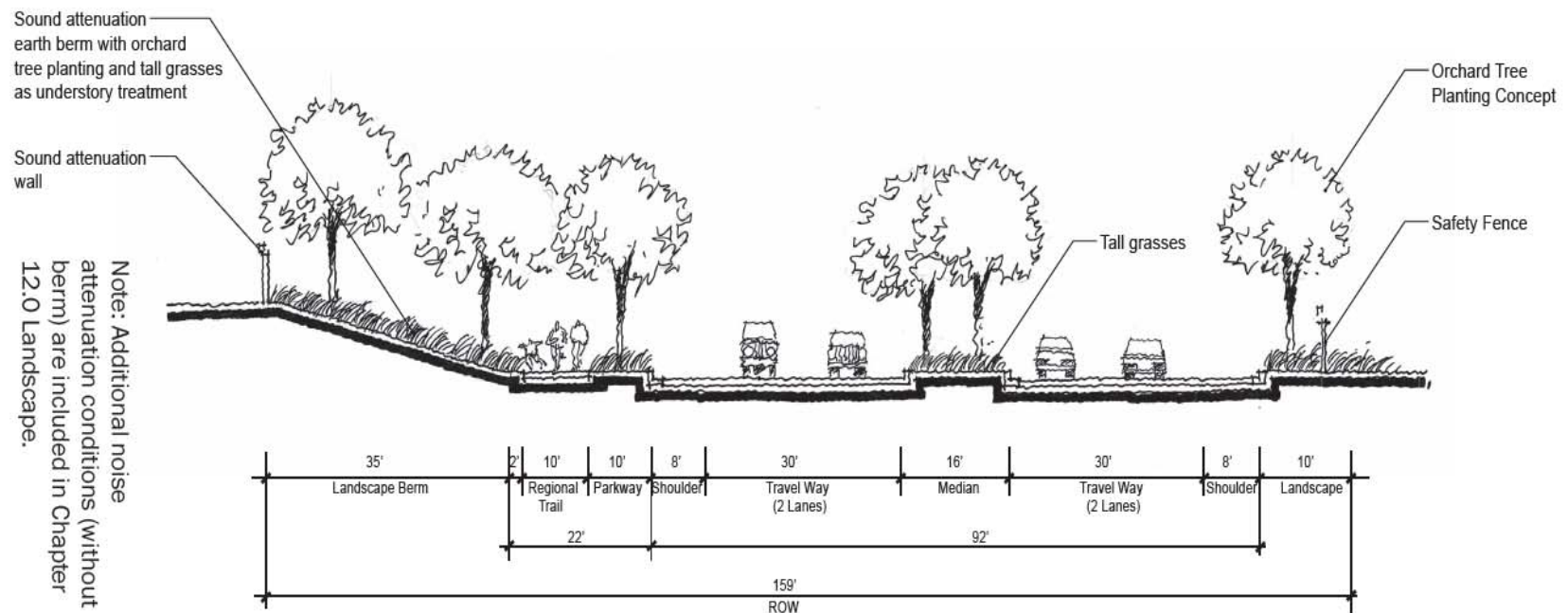
Backbone Infrastructure – Roads & Linear Park



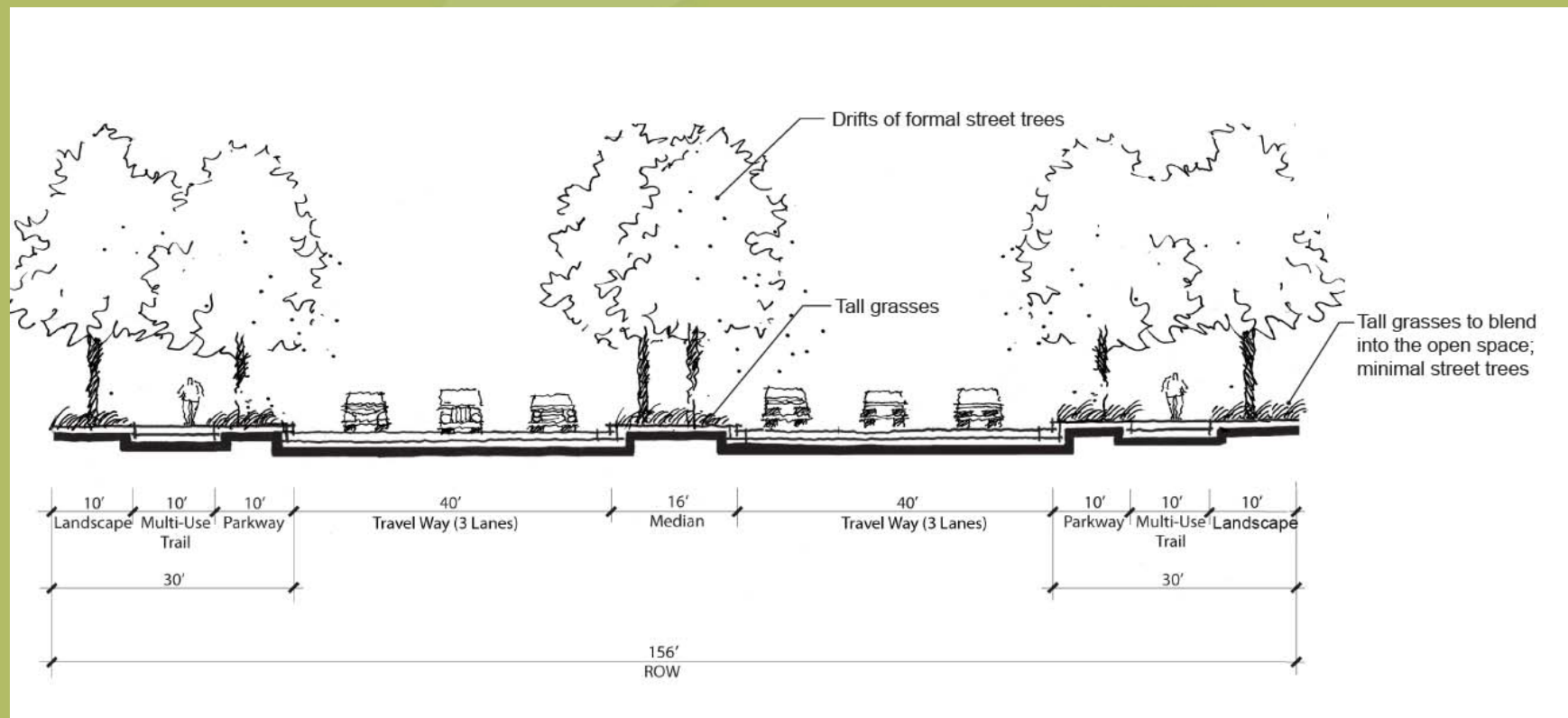
Backbone Infrastructure – Roads & Linear Park



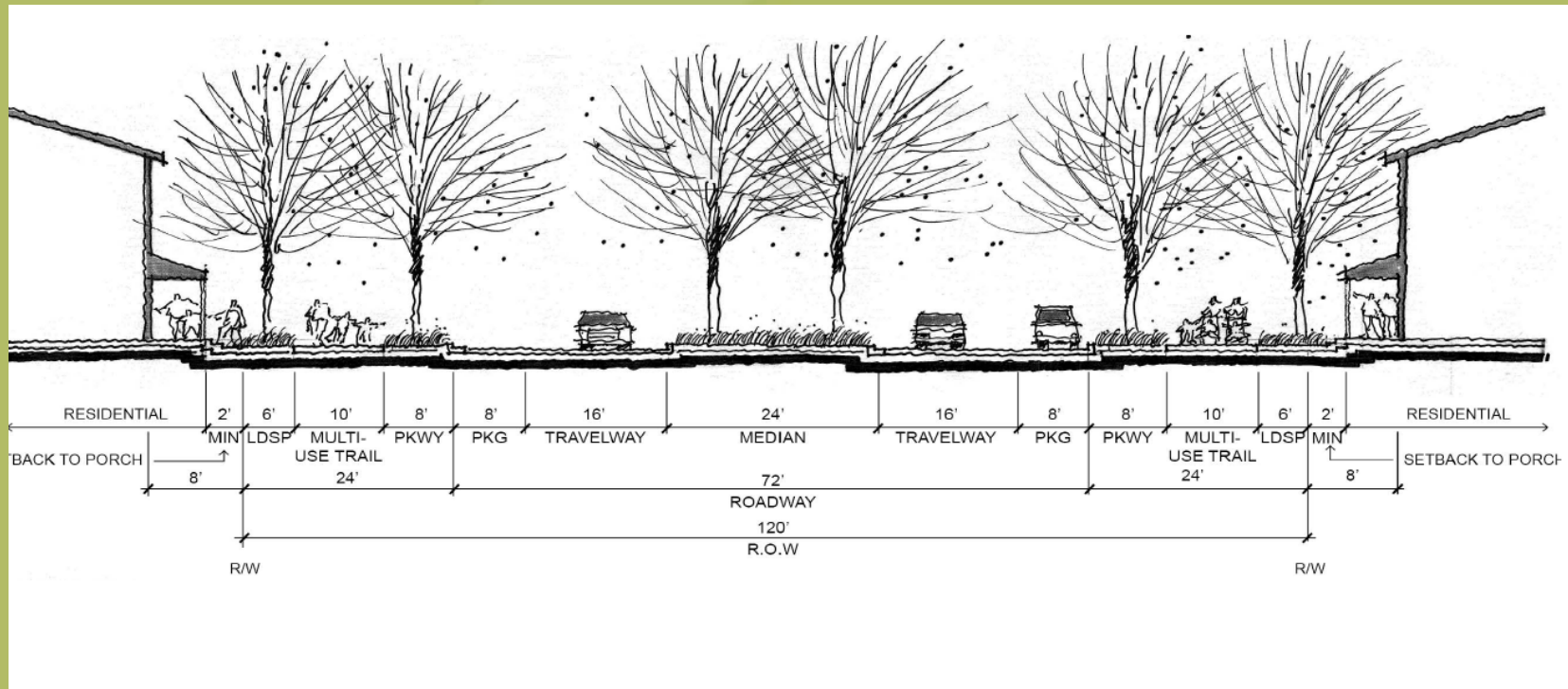
Vanden Road



Peabody Road/Manuel Campos



Civic Boulevard

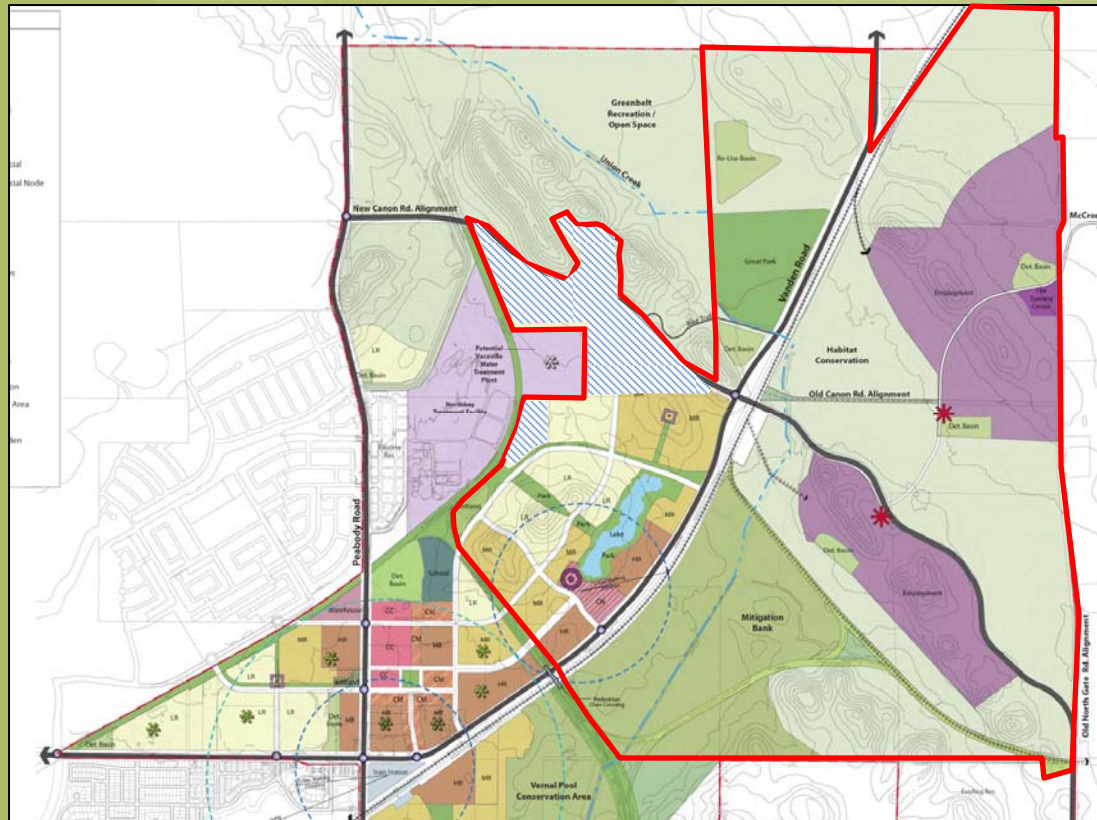


Implementation Actions

- Concurrent with Specific Plan Adoption
 - General Plan Amendment
 - Planned Development Zoning / Prezoning
 - Environmental Impact Report
 - Development Agreement with Canon Station, LLC
- Subsequent to Plan Adoption
 - Greenbelt Boundary Modification
 - Fee Update
 - Annexation and Reorganization Actions
 - Community Facilities Districts

Development Agreement

- MOU with Canon Station (April 2010)
- 1,570 acres Canon Station Land + 98 acres City land



Development Agreement: Land Swap

Key Provisions:

- City receives 204 acres from Canon Station
- Canon Station receives 98 acres from City
- Additional Compensation to City
 - \$3.5 M cash payment from Canon Station
 - Canon Station constructs \$1.7 M park improvements
 - Canon Station provides \$1.8 M in mitigation credits
- City may compensate itself for park & open space acquisition through Quimby fees & CFD 2004

Development Agreement: Public Benefits

Key Provisions:

- Provide R-O-W and mitigation for Jepson Parkway (Vanden Road portion)
- Dedicate park land in excess of requirements
- Construct Lake Park and portion of Great Park per phasing schedule
- Greenbelt preservation
- Construct roads on accelerated schedule
- Complete construction New Canon Road Construct new fire station to replace Station 39

Development Agreement: Public Benefits

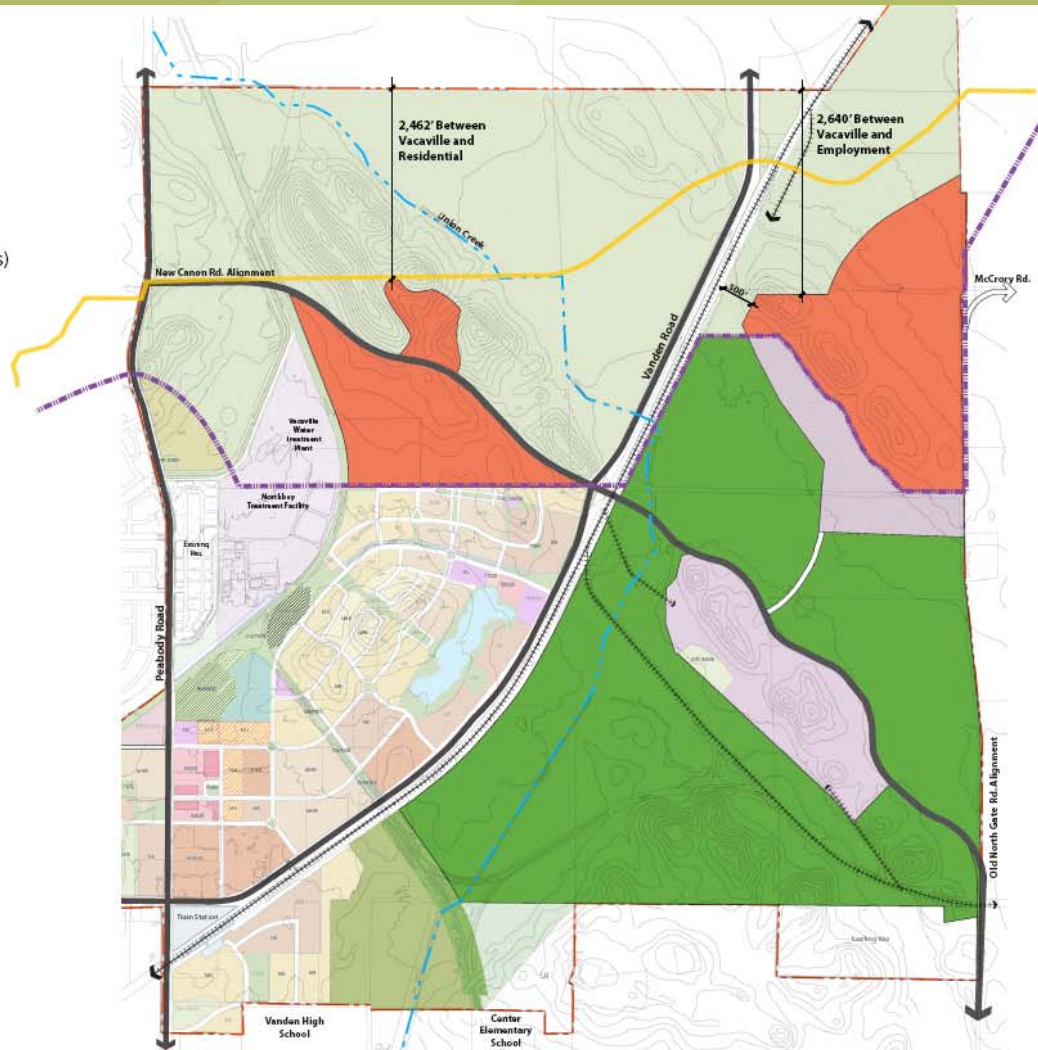
Key Provisions:

- Commit to develop industrial land per schedule
- Commit to support of new fees
- Commit to establish
 - CFD
 - LLMD
 - HOA

Greenbelt: Alternative 4: Additions & Deletions

Legend

- Area Removed From Greenbelt (263 Acres)
- Area Added to Greenbelt (663 Acres)
- Net Change to Greenbelt (400 Acres)
- Greenbelt Boundary
- Sphere of Influence



Fairfield Train Station
Specific Plan Area

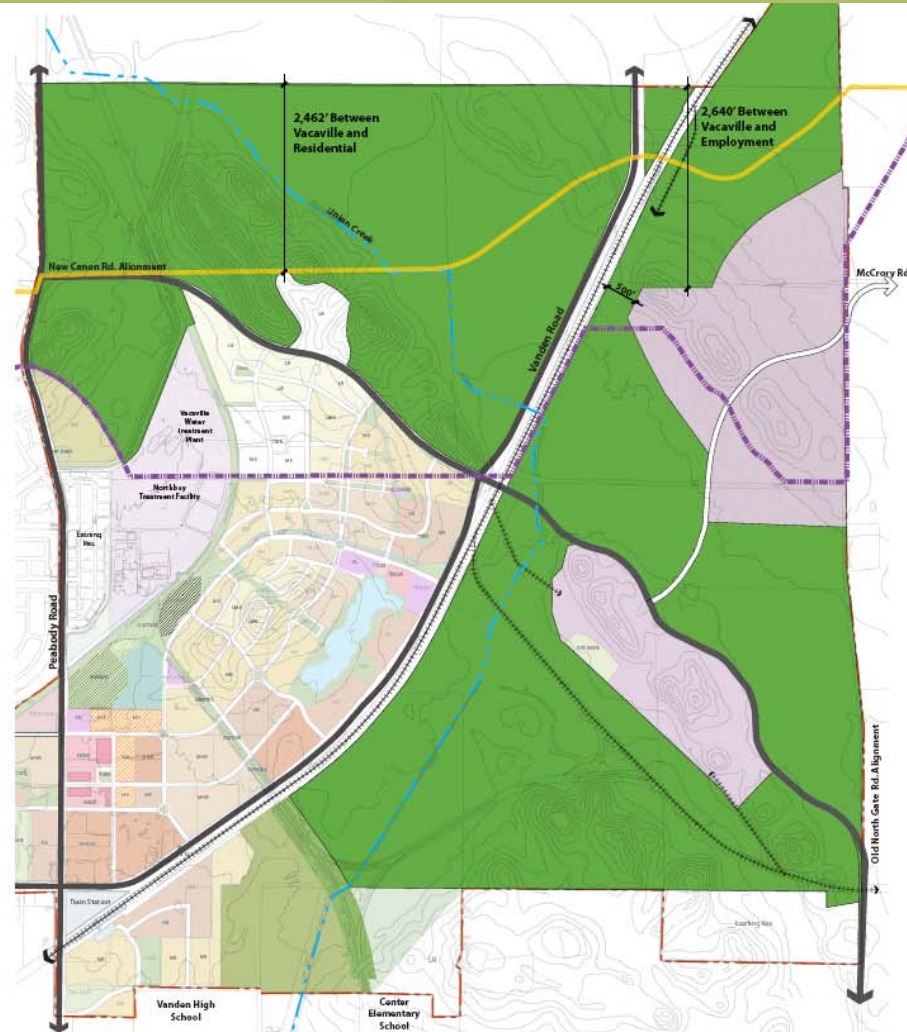
Exhibit 4-1 Alternative 4

ACCOM 0 400 800 1,600
1"=800'
7/26/2010

Greenbelt: Alternative 4: Adjusted Boundary

Legend

- Adjusted Greenbelt (1,496 Acres)
- Greenbelt Boundary
- Sphere of Influence

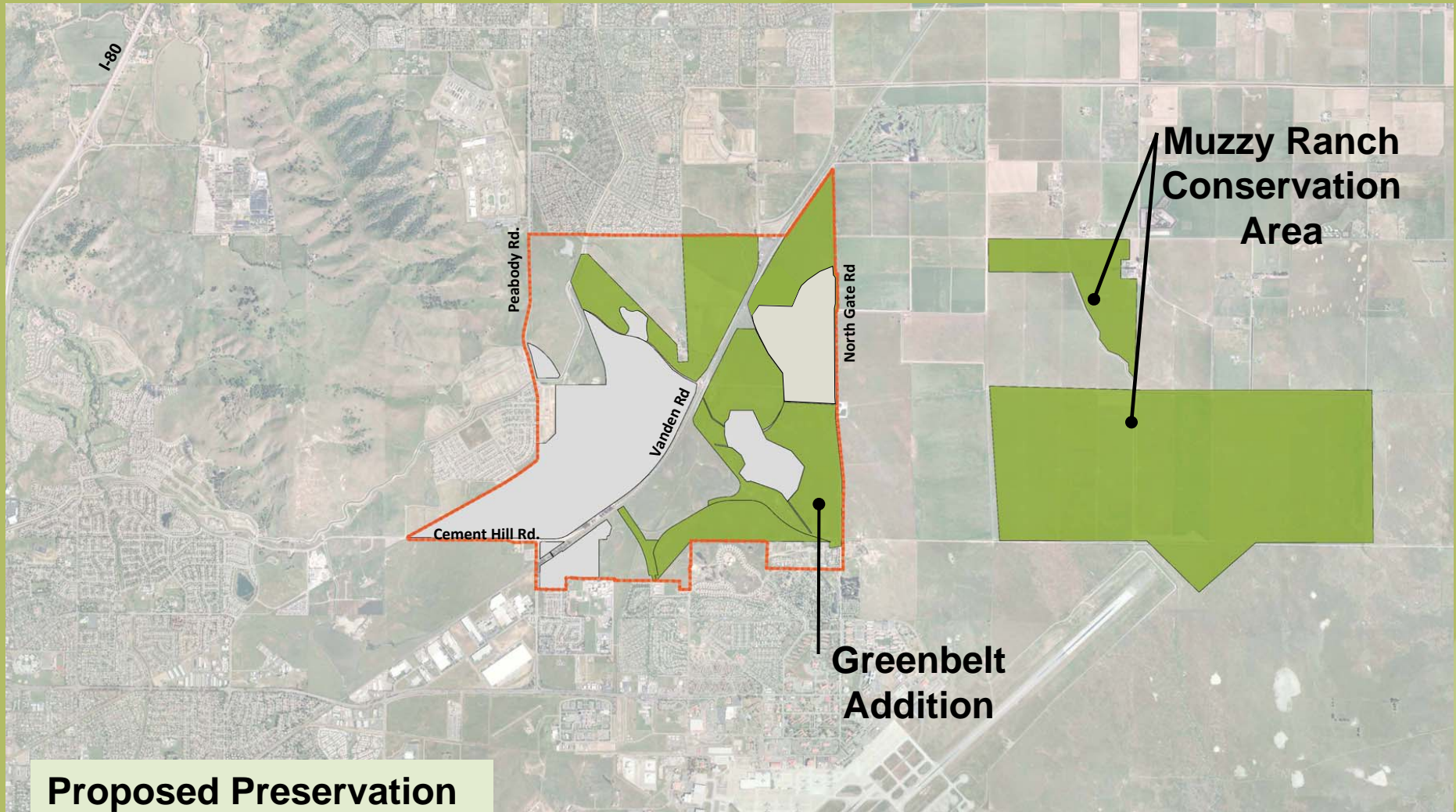


Fairfield Train Station
Specific Plan Area

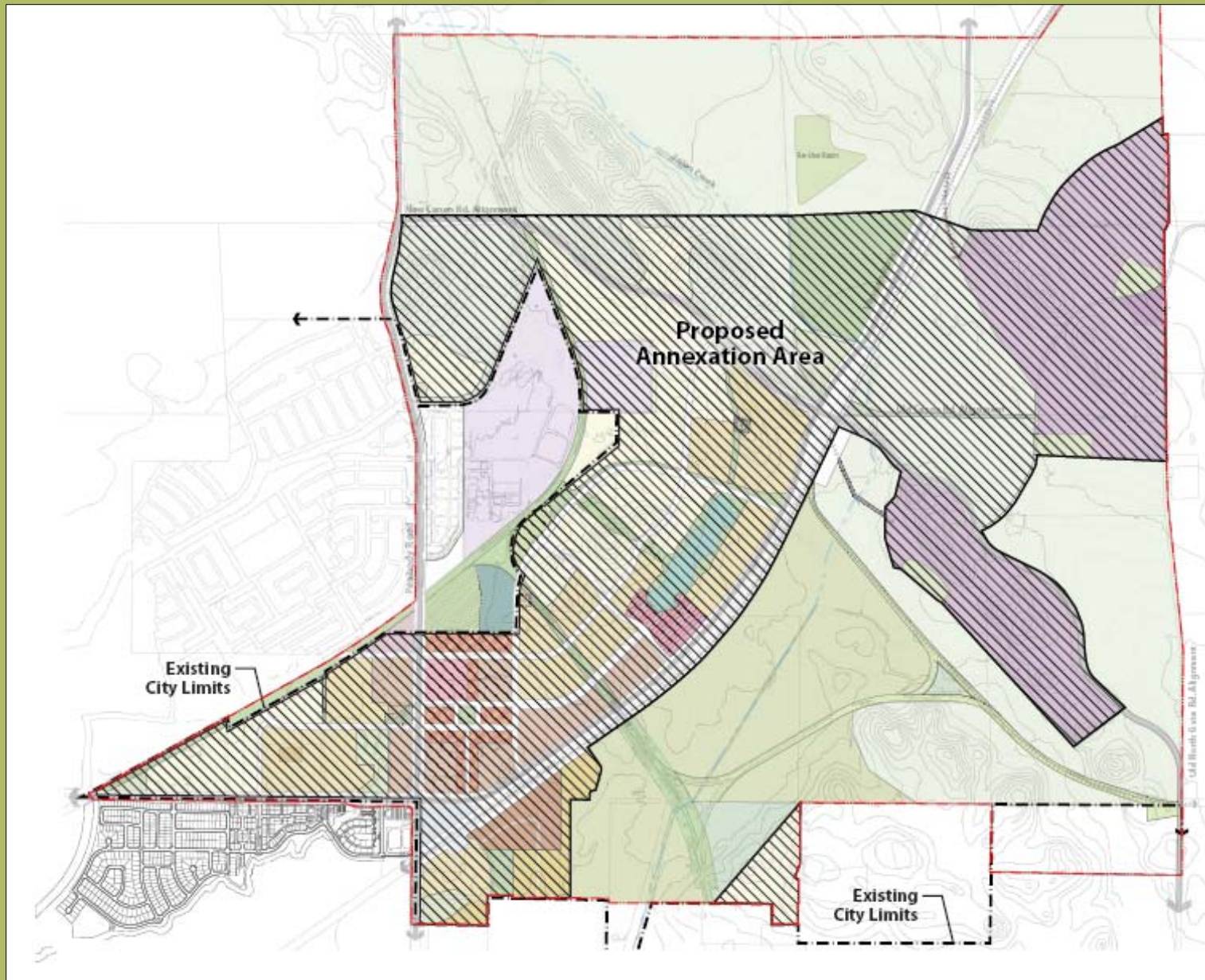
Exhibit 4-2 Alternative 4

ACCOM 0 400 800 1,600
1"=400'
7/26/2010

Proposed Open Space Preservation



Annexation



Financial Issues: Services

- Annex to CFD 2006-1 (public safety and park maintenance)
- Establish new CFD for parks & open space (in lieu of CFD 2004)
- New Public Safety CFD for non-residential
- Establish Lighting, Landscaping Maintenance District(s)
- Establish Homeowner Associations

Financial Issues: Infrastructure

- Establish a new “Northeast Area” fee to cover development east of Claybank Road
 - Roadways/Linear Park (substantially equal to existing fee)
 - Subregional drainage
 - Train Station Specific Plan area, other improvements and expenses
- Amend Citywide AB1600 fees
 - Increase “Traffic” fee
 - Decrease “Parks” fee

Financial Issues: Infrastructure

New “Northeast Area” Roadway/Linear Park fees

RL - \$13,464

RM - \$10,414

RH - \$9,097

Any units above 24 du/ac - \$6,685

Subregional component for Train Station Specific Plan: \$3000
to \$10,000 per unit

Financial Issues: Infrastructure

Preliminary Citywide AB1600 fees

- Approximately double the “Traffic Impact” fee
- Reduce “Park Impact” fee by approximately 25%

Financial Issues: Infrastructure/Services

- Each new development required to fund or construct Northeast Area transportation project no later than 67% of its buildout
- “Fee Credits” part of new fee programs

Next Steps - Specific Plan

- Complete General Plan/Zoning revisions
- Finalize revisions to plan
- Complete financial studies
- PC review of final Plan and recommendation to CC (late June)
- City Council considers adoption (July)

(continued)

Next Steps - Specific Plan

If Specific Plan is approved:

- Adoption of Funding mechanisms
(Summer 2011)
- Greenbelt JPA considers Greenbelt modification
(Summer/Fall 2011)
- LAFCo considers annexation(s)
(early 2012)
- Jepson Parkway funding agreement with STA